BANGALORE DEVELOPMENT AUTHORITY

"Empanelment of Facility Management Service (FMS) Agencies for BDA Apartments"

EXPRESSION OF INTEREST (EoI)

Office of the Executive Engineer, Housing Project Division-1
BANGALORE DEVELOPMENT AUTHORITY
Kumara Park West, T.Chowdaiah Road, Bengaluru-560020

Executive

Engineer, HPD-1 Division

Bangalore Development Authority

T.Chowdaiah road, Kumara Park West, Bengaluru-560 020

v.....
.....

Tenders for
Name of the Work: "Facility Management Service (FMS) Agencies for BDA Apartments".

`

SEQUENCE OF EVENTS

Tender Reference:	BDA/EE/HPD-1/TEN/T-89/2026-27
KPPP Indent No:	BDA/2026-27/BD/ WORK_INDENT255
Last Date and Time for receipt of Pre-Tender Queries,(to be uploaded on e- procurement portal only)	Refer Karnataka Public Procurement Portal
Date and Time of Pre -Tender Meeting	Refer Karnataka Public Procurement Portal
Place of Pre-Tender Meeting	Refer Karnataka Public Procurement Portal
Last Date and time for submission of Tenders on e-procurement portal	Refer Karnataka Public Procurement Portal
Time and Date of opening of EoI	Refer Karnataka Public Procurement Portal
Address for communication:	Office of the Executive Engineer, Housing Project Division-1 Room No-204, 2nd Floor, B Block, Bangalore Development Authority Kumara Park West, T.Chowdaiah Road, Bengaluru-560020 Mobile No- 9986587126

Executive

Engineer, HPD-1 Division

SECTION 1: Invitation for EoI

Bangalore Development Authority

T Chowdaiah road, Kumara Park West, Bengaluru-560 020

.....

IFT No. BDA/EE/HPD-1/TEN/ T - 89/2026-27

Office of the Executive Engineer,
Housing Project Division-1
BANGALORE DEVELOPMENT AUTHORITY
Kumara Park West, T.Chowdaiah Road,
Bengaluru-560020
DATE : 08-07-2026

1. The Executive Engineer Housing Project Division-1, Bangalore Development Authority,(BDA) Bengaluru, on behalf of the Commissioner, Bangalore Development Authority, Bengaluru, invites tenders from eligible tenderers, for the Facility Management Service(FMS) Agencies for BDA Apartments.

2. Tender documents shall be available for download free of cost from the date and time of publication of the tenders on the Government of Karnataka, Karnataka Public Procurement Portal (https://kppp.karnataka.gov.in) till the last date and time or the extended time of submission specified on the Karnataka Public Procurement Portal. Interested tenderers may obtain further information at the Office of the Executive Engineer, HPD-1, Bangalore Development Authority, T.Chowdaiah Road, Kumara Park West, Bengaluru- 560 020.

3. Tender must be uploaded on the Government of Karnataka, Karnataka Public Procurement portal (https://kppp.karnataka.gov.in) on or before the last date and time specified on the Karnataka Public Procurement Portal, without requiring the presence of Tenderers or in the presence of Tenderers or in the presence of the Tenderers' representatives, who wish to attend at Office of the Executive Engineer, Housing Project Division-1, Room No 204, Bangalore Development Authority, T. Chowdaiah Road, Kumara Park West, Bengaluru 560 020. If the office happens to be closed on the date of opening of the tenders as specified, the tenders will be opened on the next working day at the same time and venue.

4. A Pre-Tender meeting will be held on the time, date and address, as specified on the Karnataka Public Procurement Portal at Office of the Engineer Member, Bangalore Development Authority, T. Chowdaiah Road, Kumara Park West, Bengaluru- 560 020.

5. Other details can be seen in the tender documents.

Executive Engineer, HPD-1 Division

Sd/-
Executive Engineer
Housing Project Division-1
Bangalore Development Authority
Kumara Park West, T.Chowdaiah Road,
Bengaluru-560020.

SECTION 2: INSTRUCTIONS TO TENDERERS (ITT)

Sl. No.	Particulars
A	***General***
1	Scope of Tender
2	Eligible Tenderers
3	Broad Scope of Work
4	Pre-Qualification / Eligibility Criteria:
5	Evaluation Criteria
6	Site Visit
B	***Tender Documents***
7	Content of Tender Documents
8	Clarification of Tender Document
9	Amendment of Tender Documents

A. GENERAL

1.0 Scope of Tender

1.1 T**he Executive Engineer**, **Housing Project Division-1,** on behalf of The Commissioner, Bangalore Development Authority, Bengaluru (Referred to as "Employer" in these documents)invites Expression of Interest (EoI), from reputed, financially sound, and experienced Facility Management Services (FMS) providers. The selected agency will manage, operate, and maintain the common areas and infrastructure facilities of our residential apartments.

2.0 Eligible Tenderers:

2.1 Tenderers shall not be under a declaration of ineligibility for corrupt and fraudulent practices issued by the Government of Karnataka.

2.2 Any Registered individual firm/Agency/Partnership firms/Company having valid registration/Licensee issued by State Government/Central Government.

3.0. Broad Scope of Work

The service provider will be responsible for 24/7 comprehensive maintenance, including but not limited to:

- **Housekeeping & Janitorial:** Cleaning of common corridors, staircases, basements, lifts, clubhouse, and peripheral roads. Waste segregation and management.

- **Technical & Engineering Services:** Operation and maintenance (O&M) of DG sets, electrical substations, transformers, lifts, pumps, and central lighting.

- **Water & Waste Management:** Daily operation of the Sewage Treatment Plant (STP), Water Treatment Plant (WTP), and organic waste converters.

- **Security & Surveillance:** Guarding entry/exit gates, perimeter patrolling, visitor management, and monitoring CCTV networks

- **Horticulture & Landscaping:** Maintenance of lawns, gardens, indoor plants, and seasonal plantation.

- **Helpdesk & Administration:** Deploying an on-site Property Manager to handle resident complaints

4.0 Pre-Qualification / Eligibility Criteria:

Interested agencies must meet the following minimum criteria to be shortlisted for the subsequent Request for Proposal (RFP) stage:

- **Experience**: Minimum of 5 years of experience in integrated facility management for large-scale residential complexes or townships (preferably BDA or premium high-rise apartments).

- **Statutory Registrations:** Must possess valid registrations for GST, ESI, EPF, PAN, and a valid Labour License.

- **Financial Turnover:** Minimum average annual turnover of INR 5 Crores during the last three financial years.

- **Local Presence**: A fully functional regional/registered office in Bengaluru to ensure immediate escalation support.

5.0 Evaluation Criteria:

The number of points to be given under each of the evaluation criteria are:

Sl. No.	Evaluation Criteria	Points
1	Specific experience related to the Assignment	50
2	Adequacy of the proposed work plan and methodology	20
3	competence of the professional staff	20
4	Financial Turnover: Minimum average annual turnover of INR 5 Crores during the last three financial years.	5
4	Experience in region	5

Total Points: 100

The minimum technical score required to pass is : 75 Points

6.0 Site Visit

The Tenderer at his own responsibility and risk is encouraged to visit and examine the Site of Works and its surroundings and obtain all information that may be necessary for planning and preparing the Tender and entering into a contract for construction of the Works. The cost of visiting the site and any Survey/Site Investigation shall be at the Tenderer's own expense.

B. TENDER DOCUMENTS

7.0 Content of Tender Documents

7.1 The set of tender documents shall have all the Sections given in Page 2.

7.2 Both the Sets should be completed and uploaded in the Website https://kppp.karnataka.gov.in.

8.0 Clarification of Tender Documents

8.1 A prospective Tenderer requiring any clarification / queries of the tender documents may notify the Employer in Karnataka Public Procurement Portal. The Employer will respond to any request for clarification / queries which he receives not later than the time & date specified on the Karnataka Public Procurement Portal prior to the deadline for submission of tenders. The Employer's response will be notified in the Karnataka Public Procurement Portal, including a description of the enquiry but without identifying its source.

8.2 Pre-Tender Meeting

8.2.1 The Tenderer or his authorized representative is invited to attend a pre-tender meeting which will take place at the address time and date as specified on Karnataka Public Procurement portal.

8.2.2 The purpose of the meeting will be to clarify issues and to answer questions on any matter that may be raised at that stage.

8.2.3 The Tenderer is requested to submit any questions in writing on Karnataka Public Procurement Portal not later than time and date as specified in the .Karnataka Public Procurement portal

8.2.4 Minutes of the meeting, including the text of the questions raised (without identifying the source of enquiry) and the responses given will be notified on Karnataka Public Procurement portal. Any modification of the tender documents listed in Sub-Clause 7.1 which may become necessary as a result of the pre-tender meeting shall be made by the Employer exclusively through the issue of an Addendum pursuant to Clause 9 of ITT and not through the minutes of the pre-tender meeting.

8.2.5 Non-attendance at the pre-tender meeting will not be a cause for disqualification of a Tenderer.

9.0 Amendment of Tender Documents

9.1 Before the deadline for submission of tenders, the Employer may modify the tender documents by issuing addenda.

9.2 Any **Addendum** thus issued shall be part of the tender documents and shall be notified on Karnataka Public Procurement portal

9.3 To give prospective Tenderers reasonable time in which to take an addendum into account in preparing their tenders, the Employer shall extend as necessary the deadline for submission of tenders, in accordance with Sub-Clause 16.2 below.

SECTION 3: QUALIFICATION INFORMATION

The information to be filled in by the Tenderer hereunder will be used for purposes of computing evaluating qualification of Tenderer

1.1 Constitution or Legal Status of Tenderers

Tenderers Information	Document
Constitution or legal status of the Tenderer (incorporation of company)	Attach copy
Tenderer country and year of constitution	Attach copy
Tenderer legal address & place of Registration	Attach copy
Principal place of Business	Attach copy
Registration Certificate of Tenderer issued by State/ Central Government	Attach copy
Tenderer authorized representative : Name, address, telephone numbers, fax numbers, e-mail address	Attach copy
GST Registration Certificate	Attach copy
Permanent Account Number (PAN)	Attach copy
Labour Registration Certificate	Attach copy
Employers State Insurance Registration Certificate (ESI)	Attach copy
Provident Fund Registration Certificate (PF)	Attach copy
Provident Fund last paid challan	Attach copy
Attach copy of the Articles of incorporation or constitution of the legal entity named above, in accordance with Sub clause 2.0 of ITT	

1.2. Construction Turnover

Total value of Civil / Civil & Electrical engineering construction works executed and payments received in the last five years.

Year	Turnover (Rs. Lakh)
2021-22	
2022-23	
2023-24	
2024-25	
2025-26	

.